



SOUTHWEST RANCH & FARM SALES PRESENTS



**10 +/- Acre Hoe and Hope Farm
\$630,000**

Oklahoma Pecan Farm and Home

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Property Description

Acres: 10 ± Acres.

Price Reduced: \$630,000.

Terms: No owner financing.

Animal Units: Farm could run a couple of horses or cattle.

Location: South of Ada, OK, Pontotoc County. 15811 County Road 1595, Ada, OK. 1.5 hours southeast of Oklahoma City, OK and about 2.5 hours north of DFW metroplex.

Comments: Enjoy country living on a 10-acre pecan farm with home and two barns just 15 minutes from a quaint main street and near East Central University. Ada is the county seat of Pontotoc County and the headquarters for the Chickasaw Nation.

Improvements:

Custom built (1971) home meticulously maintained by two generations of the same military family. Solid construction is complemented by modern updates throughout the 4 bedroom/2.5 bath 3,000± sq. ft. home. Updated modern kitchen (2021) includes stainless steel appliances, granite countertops, under-counter dimmable lighting, bronze hardware, garbage disposal, large Kohler farm sink, and beadboard cabinets. Adjoining the kitchen is a family room with a banquette and gas fireplace with blower. Kitchen and family room have plantation shutters (2018). A large foyer provides an unobstructed view to the Berber-carpeted living room/dining room with new window blinds. Foyer, kitchen, family room and laundry room (stackable washer/dryer unit and large granite-top cabinet) have continuous engineered hardwood flooring.

Three bedrooms on one-side of the house (11x11; 11x14; 12x16) share an updated bathroom (2021) with a bath/shower combo, two new sinks, new toilet, granite countertops, bronze hardware, custom-framed mirrors, and engineered hardwood flooring. Cedar-lined closets and Berber carpet are in each of the bedrooms. A separate living area adjacent to the family room is a large master bedroom and sitting room with a private updated bathroom (2019) to include a large walk-in shower with a sun-tunnel and window for natural lighting, custom cabinet, granite countertop, glass bowl sink, bronze hardware, custom-framed mirrors, and engineered hardwood flooring. Two large cedar-lined closets, and Berber carpet included in this master suite that has its own private outside entrance. An additional heating option includes electric wall units. A separate water heater supplies the master suite and laundry room.

The former screened-in porch (9x18) was converted to a serene sunroom (2018) with views of beautiful blooming crepe myrtles, pecan and pine trees and the children's playhouse and play area. Berber carpet, large windows with blinds and sliding doors complete this unique space. Half-bath with new toilet (2021) is conveniently located off the sunroom and laundry room.

All electric home. Quality updates and details include dual-zoned HVAC systems (new unit for master suite and kitchen/family room added 2021), well maintained septic system (new larger PVC access line installed 2018), ceiling fans throughout the house, and additional heater option of three propane-supplied wall units which may be used during electric outage.

Spacious two-car garage includes a large utility sink, painted flooring, free-standing granite countertops on interior walls, custom wood shelving, large closet, and a Culligan water-softener unit. A two-car carport provides garage access. An attic is accessible from the garage and the crawlspace which is accessed from an outside entrance includes lighting and all home pipes.

Two barns.

Water: Rural water. 14 foot deep spring fed pond with fish.

Terrain and fencing: 4-rail white vinyl fence with gate separates the three acres surrounding the house, which includes an orchard of trees, pecan trees, pine trees, children's playhouse and play area, container gardens, large barn, small barn, and asphalt-covered circular driveway. The remaining seven acres, separated by a beautiful 6-ft, four-tiered white vinyl fence, include a pecan orchard, a well-spring pond, and room for a couple of horses or cattle. The farm offers 25 beautiful mature hybrid Stewart soft shell pecan trees which produce every year and 25 native pecan trees. 5 assorted fruit trees (fruit bearing Bradford pear, cherry, plum, apricot, and green granny smith apple). The ten-acre farm is bordered by a six-strand barbed-wire fence with metal poles with an entrance cattle guard.

Grasses: Bermuda and native grasses can produce up to 1,500 60 lb. square bales of hay a year.

Game: Whitetail deer family lives on farm. (1 buck, 2 does, and fawns.)

When buying property offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.

For more information on this ranch please contact Scott Johnston at (405) 249-8241.



TEMPERATURE

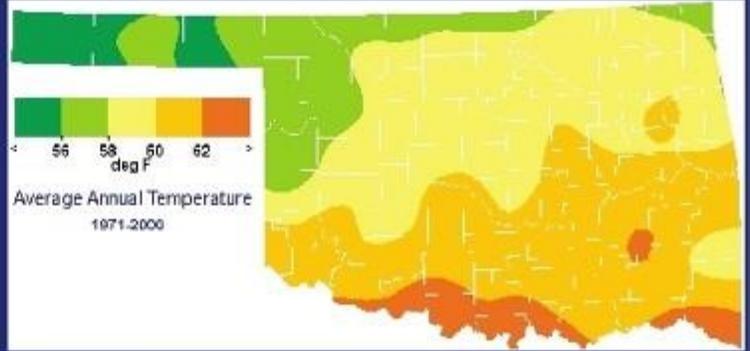
Average Annual: 62 degrees
Average Maximum: 73 degrees
Average Minimum: 50 degrees
Highest: 116 degrees
(Ada, August 11, 1936)
Lowest: -10 degrees
(Ada, January 18, 1930)
Days of 90 Degrees or Higher: 76
Days of 20 Degrees or Lower: 17

PRECIPITATION

Average Annual: 41.17 inches
Days With Precipitation: 76
Wettest Year: 63.99 inches in 1908
Driest Year: 23.44 inches in 1917
Greatest Daily Rainfall: 8.16 inches
(Ada, September 14, 1993)

OTHER FACTS

Average Wind Speed: 8 mph
Sunshine: 55- 80%
Average Humidity: 70%
Thunderstorm Days: 50
Hail Events: 4 per year
Tornadoes (1950-2003): 46



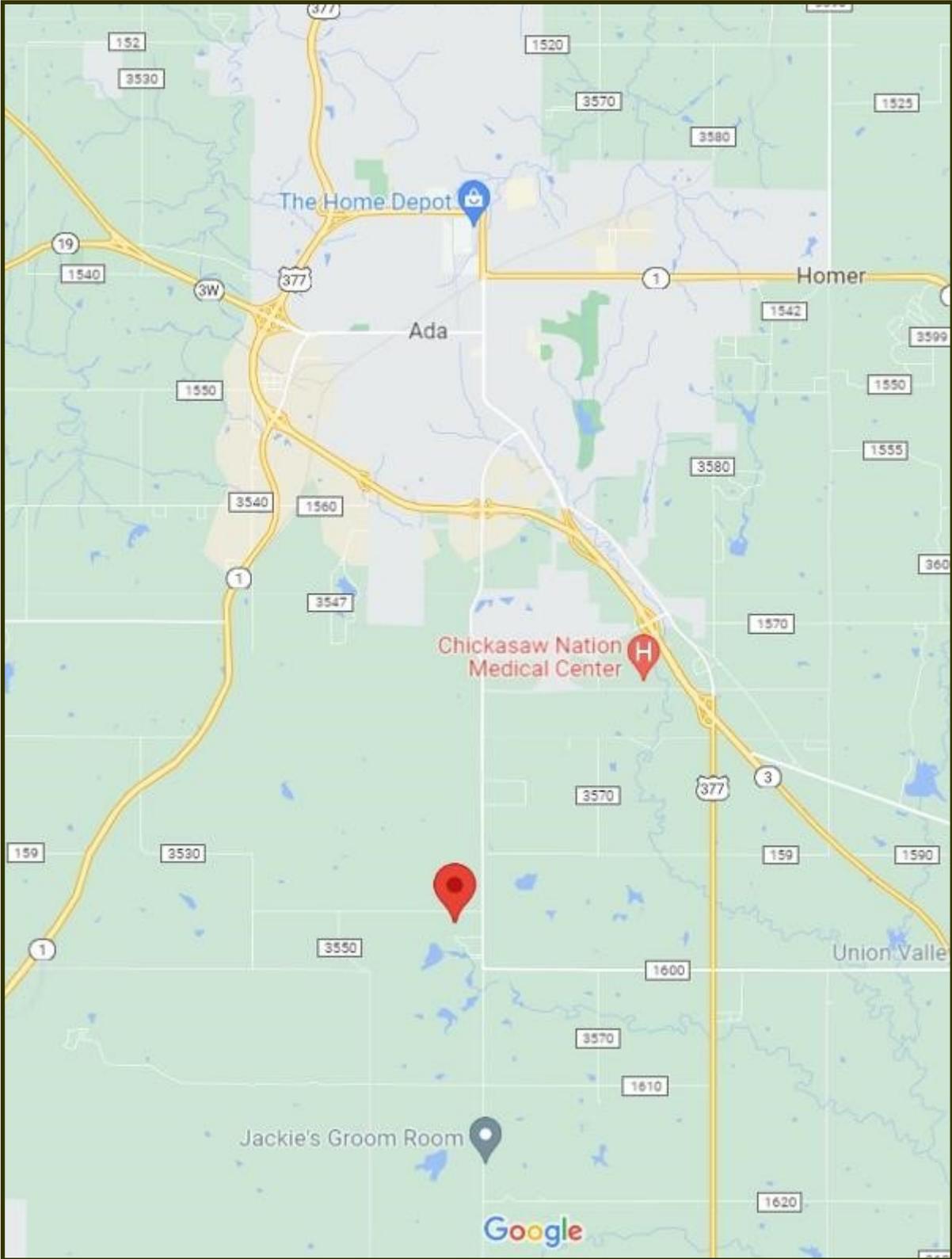
WINTER WEATHER

Average Annual Snowfall: 4.6 inches
Days with snow on ground: 1
Greatest Seasonal Snowfall: 24.3 inches (1948-1949)
Greatest Daily Snowfall: 12.0 inches
(Ada, January 8, 1944)
Last Freeze in Spring: March 31
First Freeze in Autumn: November 5
Growing Season: 218 Days



Pontotoc County Climate Summary

10 +/- Acre Hoe and Hope Farm Location Map



34.701862, -96.673619

10 +/- Acre Hoe and Hope Farm Aerial Map



10 +/- Acre Hoe and Hope Farm Topo Map





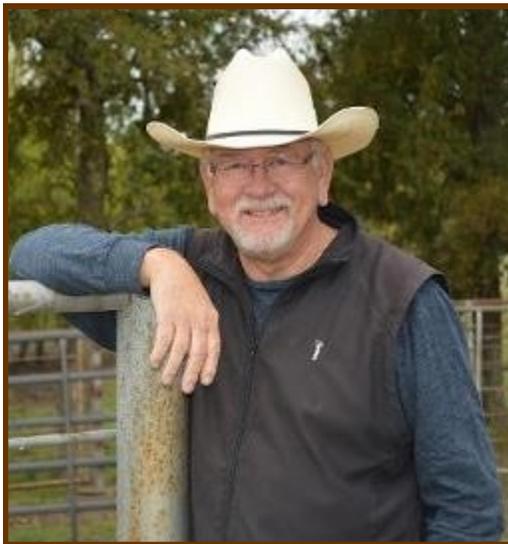






Ranch and Farm Sales with a Difference

Southwest Ranch & Farm Sales; Your Experts in Ranch Real Estate



Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the **Oklahoma Real Estate Commission** and **Texas Real Estate Commission**.



Scott Johnston is a native of Oklahoma where he has lived his entire life. He currently lives in Velma, Oklahoma with his wife Christi Johnston. Scott's passion for hunting and fishing led him to guiding hunters for the past 25 years. Scott is knowledgeable on the features you want for your hunting land, farm or cattle ranch. Give Scott a call if you are looking to buy or sell property in Central or Southwest Oklahoma.

Scott Johnston is a licensed Real Estate Sales Associate with the **Oklahoma Real Estate Commission**.

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